

037.0

0001

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

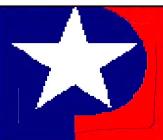
899,700 / 899,700

USE VALUE:

899,700 / 899,700

ASSESSED:

899,700 / 899,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
78-80		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DECATUR-UNION REALTY LLC
Owner 2:	
Owner 3:	

Street 1:	59 UNION SQUARE
Street 2:	

Twn/City:	SOMERVILLE
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02143
Type:	

PREVIOUS OWNER

Owner 1:	FARESE FRANK JR-TRUSTEE -
Owner 2:	DECATUR STREET TRUST -

Street 1:	PO BOX 266
Twn/City:	GROTON

St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains .297 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1880, having primarily Wood Shingle Exterior and 3234 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL 100 water
o Sewer
n Electri

Census: Exempt
Flood Haz:

D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

111 Apts. 4-8	12944	Sq. Ft.	Site	0	64.	0.62	3															
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IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Entered Lot Size			25038	GIS Ref
111	12944.000	382,100	300	517,300	899,700		Total Land:			GIS Ref	GIS Ref
Total Card	0.297	382,100	300	517,300	899,700		Land Unit Type:			Insp Date	12/06/18
Total Parcel	0.297	382,100	300	517,300	899,700						
Source:	Market Adj Cost		Total Value per SQ unit /Card:	278.20	/Parcel:	278.20					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Date	Notes	Date
2022	111	FV	382,100	300	12,944.	517,300	899,700		Year end		12/23/2021
2021	111	FV	382,100	300	12,944.	517,300	899,700		Year End Roll		12/10/2020
2020	111	FV	363,400	300	12,944.	517,300	881,000	881,000	Year End Roll		12/18/2019
2019	111	FV	319,900	300	12,944.	468,800	789,000	789,000	Year End Roll		1/3/2019
2018	111	FV	319,900	300	12,944.	444,600	764,800	764,800	Year End Roll		12/20/2017
2017	111	FV	374,600	300	12,944.	388,000	762,900	762,900	Year End Roll		1/3/2017
2016	111	FV	374,600	300	12,944.	331,400	706,300	706,300	Year End		1/4/2016
2015	111	FV	337,900	300	12,944.	307,200	645,400	645,400	Year End Roll		12/11/2014

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
FARESE FRANK JR	68049-487		9/20/2016		800,000	No	No						
FARESE FRANK JR	41680-122		12/24/2003	Family		1	No	No					
	21475-491		10/1/1991			1	No	F					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/6/2018		MEAS&NOTICE							CC	Chris C		
3/5/2009		Meas/Inspect							163	PATRIOT		
2/23/2009		Measured							345	PATRIOT		
4/13/2000		Inspected							264	PATRIOT		
2/25/2000		Measured							263	PATRIOT		
11/1/1991									PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

